

**SAN BERNARDINO LAFCO  
APPLICATION AND PRELIMINARY  
ENVIRONMENTAL DESCRIPTION FORM**

**INTRODUCTION:** The questions on this form and its supplements are designed to obtain enough data about the application to allow the San Bernardino LAFCO, its staff and others to adequately assess the proposal. By taking the time to fully respond to the questions on the forms, you can reduce the processing time for your proposal. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, or attach any relevant documents.

**GENERAL INFORMATION**

1. NAME OF PROPOSAL: Colton Sphere of Influence Amendment for 210 acres  
\_\_\_\_\_  
\_\_\_\_\_
2. NAME OF APPLICANT: University Realty, LLC  
  
APPLICANT TYPE:    ☐ Landowner                      ☐ Local Agency  
                         ☐ Registered Voter            ☒ Other Agent for Owner  
  
MAILING ADDRESS:  
University Realty  
P.O. Box 2260, Tempe, AZ 85280-2260  
  
PHONE:            (480 ) 965-3323  
FAX:                (     )  
E-MAIL ADDRESS: randy.levin@asu.edu
3. GENERAL LOCATION OF PROPOSAL: 210 acres at SW corner of City of Loma Linda  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
4. Does the application possess 100% written consent of each landowner in the subject territory?  
YES ☒ NO ☐ If YES, provide written authorization for change.
5. Indicate the reason(s) that the proposed action has been requested. \_\_\_\_\_  
The city of Loma Linda is unable to provide services to the property. The City of Colton is the  
logical service provider.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area of subject territory (defined in acres):  
210 acres
2. Current dwelling units within area classified by type (single-family residential, multi-family [duplex, four-plex, 10-unit], apartments)  
0
3. Approximate current population within area:  
0
4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):  
General Plan designation is "South Hills", which calls for a maximum allowable density ranging from 0-1 du per 10 acres for non-clustered development and 1du per 2 acres for clustered development.

San Bernardino County General Plan designation(s) and uses permitted by this designation(s):  
Not applicable. Property is within the Loma Linda General Plan designation.

5. Describe any special land use concerns expressed in the above plans. In addition, for a City Annexation or Reorganization, provide a discussion of the land use plan's consistency with the regional transportation plan as adopted pursuant to Government Code Section 65080 for the subject territory:  
No Land Use concerns.  
No Annexation or Reorganization is being requested.

6. Indicate the existing use of the subject territory.  
Existing use of the property is open space. There is an existing dam and storm water filtration basin in the central NE area of the site that is provided vehicle access.

What is the proposed land use?  
No specific land use is being proposed at this time.

7. Will the proposal require public services from any agency or district which is currently operating at or near capacity (including sewer, water, police, fire, or schools)? YES ☐ NO ☒ If YES, please explain.

8. On the following list, indicate if any portion of the territory contains the following by placing a checkmark next to the item:

☐ Agricultural Land Uses
 ☐ Agricultural Preserve Designation  
☐ Williamson Act Contract
 ☐ Area where Special Permits are Required  
☐ Any other unusual features of the area or permits required: \_\_\_\_\_  
No special permits are required for the S.O.I. amendment

9. Provide a narrative response to the following factor of consideration as identified in §56668(p):  
*The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services:*

Not applicable

### ENVIRONMENTAL INFORMATION

1. Provide general description of topography. Site has varied flat, rolling and steep topography with a central valley corridor surrounded by ridgelines.

2. Describe any existing improvements on the subject territory as % of total area.

Residential	<u>0%</u>	Agricultural	<u>0%</u>
Commercial	<u>0%</u>	Vacant	<u>100%</u>
Industrial	<u>0%</u>	Other	<u>0%</u>

3. Describe the surrounding land uses:

NORTH Open Space  
 EAST Open Space  
 SOUTH Open Space/Low Density Residential  
 WEST Low Density Residential

4. Describe site alterations that will be produced by improvement projects associated with this proposed action (installation of water facilities, sewer facilities, grading, flow channelization, etc.).

No site alterations.

(FOR LAFCO USE ONLY)

5. Will service extensions accomplished by this proposal induce growth on this site? YES ☒  
NO ☐ Adjacent sites? YES ☐ NO ☒ Unincorporated ☐ Incorporated ☐  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
6. Are there any existing out-of-agency service contracts/agreements within the area? YES ☐  
NO ☒ If YES, please identify.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. Is this proposal a part of a larger project or series of projects? YES ☐ NO ☒ If YES, please explain.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### NOTICES

Please provide the names and addresses of persons who are to be furnished mailed notice of the hearing(s) and receive copies of the agenda and staff report.

NAME Bill Smith, Colton City Manager TELEPHONE NO. (909) 370-5051

ADDRESS:  
650 N. La Cadena Drive, Colton, CA 92324

NAME T. Jarb Thajjepr, Loma Linda City Manager TELEPHONE NO. (909) 799-2810

ADDRESS:  
25541 Barton Road, Loma Linda, CA 92354

NAME \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

ADDRESS:  
\_\_\_\_\_

#### CERTIFICATION

As a part of this application, the City/Town of \_\_\_\_\_, or the \_\_\_\_\_  
District/Agency, Univ. Realty LLC (the applicant) and/or the \_\_\_\_\_ (real party in  
interest - landowner and/or registered voter of the application subject property) agree to defend, indemnify,  
hold harmless, promptly reimburse San Bernardino LAFCO for all reasonable expenses and attorney fees,

(FOR LAFCO USE ONLY)

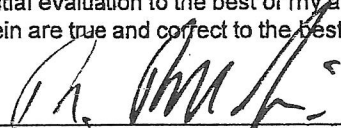
and release San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it.

This indemnification obligation shall include, but not be limited to, damages, penalties, fines and other costs imposed upon or incurred by San Bernardino LAFCO should San Bernardino LAFCO be named as a party in any litigation or administrative proceeding in connection with this application.

As the person signing this application, I will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I understand that if this application is approved, the Commission will impose a condition requiring the applicant and/or the real party in interest to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

I hereby certify that the statements furnished above and in the attached supplements and exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE 1/18/18



SIGNATURE

University Realty, LLC

Printed Name of Applicant or Real Property in Interest  
(Landowner/Registered Voter of the Application Subject Property)

M. Randall Levin

Chief Executive Officer and Managing Director

Title and Affiliation (if applicable)

PLEASE CHECK SUPPLEMENTAL FORMS ATTACHED:

- ☐ ANNEXATION, DETACHMENT, REORGANIZATION SUPPLEMENT
- ☒ SPHERE OF INFLUENCE CHANGE SUPPLEMENT
- ☐ CITY INCORPORATION SUPPLEMENT
- ☐ FORMATION OF A SPECIAL DISTRICT SUPPLEMENT
- ☐ ACTIVATION OR DIVESTITURE OF FUNCTIONS AND/OR SERVICES FOR SPECIAL DISTRICTS SUPPLEMENT